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FACT SHEET

Application for Planned Development Area ("PDA")
Designation Based on Approval of a PDA Development Plan/
Development Impact Project Plan

Kingston Bedford Joint Venture
One Lincoln Street

Board Action The Developer is requesting the Authority's approval of a Development Plan/Development Impact Project Plan for a Planned Development Area of not less than one acre. The proposed project ("One Lincoln Street") will be constructed on the parcel of land bounded by Kingston Street, Bedford Street, Essex Street, the John F. Fitzgerald Expressway and Lincoln Street in Boston.

Developer Kingston Bedford Joint Venture, a Massachusetts general partnership. The partnership was organized on January 31, 1989 for the purpose of developing One Lincoln Street.

Site The development site consists of 74,082 square feet of land located in Boston, bounded by Kingston Street, Bedford Street, Essex Street, the John F. Fitzgerald Expressway and Lincoln Street. A site plan is attached as Exhibit A.

General Description of Development Plan One Lincoln Street is a mixed use development consisting of an office building with both a tower and low-rise element. Retail uses will be located on the lower floors. One Lincoln Street also includes an underground parking garage containing parking for up to 920 cars on five levels. In addition, One Lincoln Street has an interior five bay loading dock.

Anticipated Increase in Number of Employees It is anticipated that the development of One Lincoln Street will generate approximately 2000 construction jobs and will provide 4000 permanent jobs.

Development Impact Project Contribution It is estimated that the Housing Linkage Contribution resulting from the development of One Lincoln Street will be approximately \$4,800,000, such amount to be discounted to present value and payed up front as a lump sum payment pursuant to Article 26A of the Boston Zoning Code. It is further estimated that the Jobs Linkage Contribution resulting from the development of One Lincoln Street will be \$900,000. The Housing



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Linkage Contribution and the Jobs Linkage Contribution shall be payable at the times, in the manner and under the conditions specified in the Development Impact Project Agreement to be executed between the Authority and the Developer.

Estimated
Construction
Time

The Developer anticipates that construction of One Lincoln Street will commence in January of 1990. It is currently contemplated that the building will be completed in the third quarter of 1992.

Zoning

The site is currently located in the Downtown Interim Planning Overlay District, pursuant to Article 27D of the Boston Zoning Code. In addition, the site is located in an M-8 Underlying Zoning District. However, pursuant to Article 27D, new zoning regulations for the portion of the Downtown IPOD which includes the site, the South Station Economic Development Area, are pending approval by the City. Within the South Station Economic Development Area, the site is located in an area designated as the Parcel-to-Parcel Linkage Development Area. One Lincoln Street complies with the requirements applicable within the Parcel-to-Parcel Linkage Development Area, that proposed buildings be in substantial accord with a maximum building height of 465 feet and a maximum FAR of 14.0.

